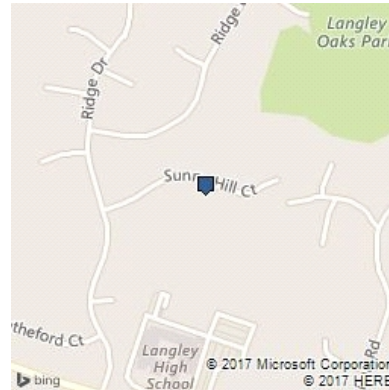


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10071567 - FAIRFAX  
6519 SUNNY HILL CT, MCLEAN, VA 22101

Full Listing  
Residential



Status: Sold	Style: Rambler	List Price: \$1,350,000
Close Date: 15-Nov-2017	Seller Subsidy: \$0	Close Price: \$1,400,000
Ownership: Fee Simple	Type: Detached	Inc City/Town:
Sale or Rental: Sale	TH Type:	Zip: 22101 - 1640
Listing Type: Excl. Right	#Levels: 2	Election District:
	Auction: No	Transaction Type: Standard
	#Fireplaces: 1	ADC Map Coord: GOOGLE
	Model:	Area:
Adv Sub: Langley Oaks		
Legal Sub: LANGLEY OAKS		
Condo/Coop Proj Name: LANGLEY OAKS		
Tax ID: 22-3-4- -77	Total Taxes: \$14,546	Level Location:
HOA Fee: \$145.00/ Annually	Tax Year: 2017	Age: 40
C/C Fee: /	Lot AC/SF: .48/20,700	Year Built: 1978

Elementary: CHURCHILL ROAD Middle: COOPER High: LANGLEY  
\*School information is provided by independent third party sources and should not be relied upon without verification.

### INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	5	4			1	
Full Baths:	3	2			1	
Half Baths:	1	1			0	

Room	Dimensions	Level	Flooring	Fireplace
Living Room		Main	Hardwood	
Dining Room		Main	Hardwood	
Kitchen		Main	Ceramic Tile	
Florida/Sun Rm		Main	Ceramic Tile	
Family Rm		Main	Hardwood	Wood Burning
Laundry-Kit Lvl		Main		
Bedroom-Master		Main	Hardwood	
Bedroom-Second		Main	Hardwood	
Bedroom-Third		Main	Hardwood	
Bedroom-Fourth		Main	Hardwood	
Recreation Rm		Lower 1	Carpet	
Bedroom-Fifth		Lower 1	Carpet	
Storage Room		Lower 1		

### FEATURES

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Recreation Rm, Family Rm, Florida/Sun Rm, Laundry-Kit Lvl, Storage Room  
Main Entrance: Foyer  
Interior Style: Floor Plan-Traditional  
Dining/Kitchen: Kit-Table Space, Kit-Family Combo, Sep Dining Rm, Eat-In Kitchen  
Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven - Double, Oven - Wall, Refrigerator, Washer  
Amenities: Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Bedroom - Entry Level, Built-in Bookcases, Chair Railing, Closet(s) - Walk-in, Countertop(s) - Corian, Countertop(s) - Granite, Crown Molding, Drapery Rods, Drapes / Curtains, Fireplace Mantel(s), Fireplace Screen, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Shades / Blinds, Wall to Wall Carpeting, Wood Floors  
Security:  
Windows/Doors: French Doors, Recessed Lighting, Skylight(s), Sliding Glass Door, Vinyl Clad  
Walls/Ceilings: High

Basement: Yes	Foundation:	
Basement Type: Daylight, Full, Connecting Stairway, Fully Finished, Windows, Sump Pump		
Basement Entrance: Inside Access, Connect Stair		
Handicap: Other		
Unit Description:		
R-Factor Basement:	R-Factor Ceilings:	R-Factor Walls:
House Dimensions: x	SQFT-Tot Fin: 4680	
Above Grade Unfinished:	Above Grade Finished: 4680	
Below Grade Finished:	Below Grade Unfinished:	Tax Living Area: 2,973
Directions:		
From Georgetown Pike: L to Ridge, 2nd R to Sunny Hill Court, House on R w/sign.		

### REMARKS

Internet/Public:

Stunning SFH sited on 0.48 acres, with lots of light throughout. The entire back of the house offers access w/ French Doors, to the backyard/patio/pool area. 2 level living w/Master + 3 BR's/2.5 BA on main, and 1 BR/1BA in LL. Hardwood floors throughout and high ceilings. Flagstone w/brick ribboned walk-way & flagstone patio in back w/outdoor FP, flat green yard, pool w/water feature & hardscape.

#### EXTERIOR

Building Sites/Lots:	Lot Dimension: x x	Lot Acres/Sqft: .48/20,700
Exterior: Fenced - Fully, Pool (In-Ground), Udrgrd Lwn Sprnklr, Patio		
Exterior Construction: Brick, Wood		
Lot Description:		
Other Buildings: Above Grade, Storage Barn/Shed		
Original Builder:		New Construction: No
Property Condition: Shows Well		
Roads:		
Roofing: Cedar / Shake		
Soil Type:		
Topography:		
Transportation:		
View/Exposure:		
Year Converted:	Year Renovated:	

#### PARKING

Parking: Garage, Faces Side, Attached, Garage Door Opener		
Garage Type: Attached, Side Loading Garage		# Gar/Carpt/Assgn Sp: 2//
Carport Type:		Parking Space #:
Parking Incl in List Price: Yes	Parking Incl in Sale Price: Yes	Parking Block/Square:

#### UTILITIES

Heat System: Heat Pump(s)		Heat Fuel: Bottled Gas / Propane, Electric
Cool System: Ceiling Fan(s), Central Air Conditioning		Cool Fuel: Electric
Water: Public		Hot Water: Electric
Sewer Septic: Public Sewer		
TV/Cable/Comm:		
Electric 12 Months/Average:	Water 12 Months/Average:	
Gas 12 Months/Average:	Heating Oil 12 Months/Average:	
Construction Materials:	Energy Efficiency:	
Energy Generation:	Indoor Air Quality:	
Water Conservation:	Sustainability:	
Green Verification Y/N: No		

#### FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$14,546	City/Town Tax:	County Tax: \$13,882
Tax Year: 2017	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$663	Yr Assessed: 2017
Land: \$563,000	Improvements: \$665,520	Total Tax Assessment: \$1,228,520
	Investor Ratio:	Total Units:
Project Approved:		
Possession: Immediate, Negotiable, Other, Settlement		

#### HOA/CONDO

HOA Fee: \$145.00/ Annually	HOA: Yes
Condo/Coop Fee: /	
HOA/Condo/Coop Amenities: Jogging / Walking Path	
HOA/Condo/Coop Rules:	
HOA/Condo/Coop Fee Includes: Snow Removal	
HOA/Condo/Coop Management:	

#### LEGAL INFORMATION

Tax Map: 0223 04 0077	Lot #: 77	Block/Square:
Section: 1	Phase:	Parcel Number:
Liber:	Folio: 223	
Zoning Code: 110		
Historic Designation ID:	Master Plan Zoning:	
Contract Info:		
Disclosures: Prop Disclosure		
Documents: Plat		
Special Permits:		

Broker Name: Long & Foster Real Estate, Inc.

List Date: 02-Oct-2017	Orig List Price: \$1,350,000	Off Mkt Date:
VRP: No	Prior List Price:	DOM-MLS: 4
Low Price: \$1,350,000	Status Change Date: 15-Nov-2017	DOM-Prop: 4

#### SOLD INFORMATION

Contract Date: 05-Oct-2017	Sell/Rent Agency: Buyer Agency	
Close Date: 15-Nov-2017	Close Price: \$1,400,000	Seller Subsidy: \$0
Selling/Rental Office: WYD1		

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